



Spring Valley Town Advisory Board

October 11, 2016

MINUTES

Board Members:	John Getter – Chair – PRESENT Dee Gatliff – Vice Chair – PRESENT John Catlett – PRESENT	Darby Johnson, Jr. – PRESENT Angie Heath Younce – PRESENT
Secretary:	Diana Morton 702 254-8413, ddmort@aol.com PRESENT	
County Liaison:	Mike Shannon, 702 455-8338, mds@clarkcountynv.gov PRESENT	

I. Call to Order, Pledge of Allegiance and Roll Call

The meeting was called to order at 6:30 p.m.

II. Public Comment

None

III. Approval of September 27, 2016 Minutes

Moved by: D. Gatliff

Action: Approved subject minutes

Vote: 5-0/ Unanimous

Approval of Agenda for October 11, 2016

Moved by: D. Gatliff

Action: Approved agenda as it stands

Vote: 5-0/Unanimous

IV. Informational Items

1. Announcement of upcoming neighborhood meetings and County or community meetings and events. (For possible action) **Mike Shannon announced the Desert Breeze Park Halloween haunted house will be October 27, 2016 as well as one at Enterprise Area Command.**

2. Applications are available until November 15, 2016 for appointments by the Board of County Commissioners to serve a two-year term on the Spring Valley Town Advisory Board. **Mike Shannon announced applications available in his office and on-line.**

V. Planning & Zoning

10/18/16 PC

Held Over from September 27, 2016 Meeting:

1. UC-0619-16 – CORIA-CRUZ, SERGIO:

USE PERMIT to allow a proposed food cart (taco cart) not located within an enclosed building.
DESIGN REVIEW for a proposed food cart (taco cart) in conjunction with an existing car wash on 0.8 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the west side of Torrey Pines Drive, 150 feet south of Sahara Avenue within Spring Valley. SB/dg/ml (For possible action) **PC 10/18/16**

Action: Approved subject to staff conditions

Moved by: John Catlett

Vote: 5-0/Unanimous

11/01/16 PC

2. UC-0650-16 – LUEBECK, LINDA D. & LINDA:

USE PERMITS for the following: **1)** allow a proposed accessory structure (storage) not architecturally compatible with the existing principal structure; and **2)** allow alternative design standards in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Westpark Court, 620 feet west of Aspen Street within Spring Valley. SS/pb/mcb (For possible action) **PC 11/1/16**

Action: Approved subject to staff conditions

Moved by: John Getter

Vote 3-2/D. Gatliff and A. Heath-Younce voted nay

3. UC-0653-16 – APACHE CENTER, LLC.:

USE PERMITS for the following: **1)** modify the protective barrier; and **2)** reduce the width of the pedestrian access in conjunction with a proposed restaurant.

DESIGN REVIEWS for the following: **1)** to allow an outside dining area in conjunction with a proposed restaurant; and **2)** redesigned parking lot within an existing shopping center on a portion 3.7 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Spring Mountain Road and the west side of Fort Apache Road within Spring Valley. SB/lm/mcb (For possible action) **PC 11/1/16**

Action: Approved subject to staff conditions

Moved by: D. Gatliff

Vote: 5-0/Unanimous

4. VS-0641-16 – LEVI, RONALD M. TRUST:

VACATE AND ABANDON a portion of an unnamed drainage right-of-way located between Duneville Street and Jones Boulevard within Spring Valley (description on file). SS/co/raj (For possible action) **PC 11/1/16**

Action: Held until October 25, 2016 TAB meeting – applicant no show

Moved by: A. Heath-Younce

Vote: 5-0/Unanimous

5. **DR-0118-15 (WC-0130-16) – COUNTY OF CLARK (FIRE DEPARTMENT):**
WAIVER OF CONDITIONS of a design review requiring replace existing pan driveways with commercial curb return driveways per standards 222.1 and 225 in conjunction with an existing government building (Fire Station #22) on a portion of 3.2 acres in a P-F (Public Facility) Zone. Generally located on the south side of Flamingo Road, 1,100 feet west of Torrey Pines Drive within Spring Valley. SS/co/raj (For possible action) **PC 11/1/16**
Action: Approved subject to staff conditions
Moved by: A. Heath-Younce
Vote: 5-0/Unanimous

11/02/16 BCC

6. **DR-0639-16 – 5212 SPANISH HEIGHTS, LLC:**
DESIGN REVIEW for water features in the rear yard of a single family home on 2.0 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Spanish Heights Drive approximately 1,460 feet south of Spanish Mountain Drive within Spring Valley. SB/jvm/ml (For possible action) **BCC 11/2/16**
Action: Approved subject to staff conditions
Moved by: J. Catlett
Vote: 5-0/Unanimous
7. **TM-0141-16 - LEWIS INVESTMENT COMPANY OF NEVADA, LLC:**
TENTATIVE MAP consisting of 31 single family residential lots and common lots on 4.9 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the northeast corner of Russell Road and Redwood Street within Spring Valley. SS/lm/ml (For possible action) **BCC 11/2/16**
Action: Approved as requested
Moved by: J. Getter
Vote: 5-0/Unanimous
8. **WS-0661-16 – LEWIS INVESTMENT COMPANY OF NEVADA, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) allow alternative screening (decorative block wall) in the front yard; 3) increase wall height; and 4) increase cul-de-sac length.
DESIGN REVIEWS for the following: 1) proposed single family residential subdivision; and 2) increase the finish grade on 4.9 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the northeast corner of Russell Road and Redwood Street within Spring Valley. SS /lm/ml (For possible action) **BCC 11/2/16**
Action: Approved as requested
Moved by: J. Getter
Vote: 5-0/Unanimous

VI. General Business

1. Discussion and public input on 2016-2017 Spring Valley Town Board budget requests (For discussion)
2. Discuss and direct staff accordingly regarding possible changes to Clark County's Title 30 parking

requirements. (For possible action)

VII. Public Comment

VIII. Next Meeting Date

The next regular meeting will be October 25, 2016

IX. Adjournment

The meeting was adjourned at 8:30 p.m.